



MINUTES OF THE PLANNING AND ZONING PRELIMINARY PUBLIC HEARING

A PRELIMINARY PUBLIC HEARING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF DEER PARK, TEXAS, HELD AT CITY HALL, 710 EAST SAN AUGUSTINE STREET, MAY 05, 2025 AT 6:20 P.M. ON THE REQUEST OF MARTINEZ REAL ESTATE ENTERPRISE LLC REQUESTING TO REZONE 7438 STEPHANIE DRIVE LOT TEN (10) IN BLOCK TWO (2) OF PLAT OF SPENCER VIEW TERRACE FROM COMMUNITY SERVICE (CS) TO SINGLE FAMILY 2 (SF2) AND TELOS CAPITAL AND VIGAVI REALTY REQUESTING TO REZONE 5301 RED BLUFF ROAD LOT 1 BLK 1 OF PLAT DEER PARK RV FROM HIGHWAY SERVICE (HS) TO M1 INDUSTRIAL PARKS WITH THE FOLLOWING MEMBERS PRESENT:

TROY COTHRAN
MITCHELL CRAFT
DON TIPPIT
DENISE BRYAN
ALISHA MELTON

CHAIRMAN
VICE CHAIRMAN
SECRETARY
COMMISSIONER
COMMISSIONER

OTHER CITY OFFICIALS PRESENT WERE:

GREG MELCHING
ANGELA SMITH

BUILDING OFFICIAL
BOARD/CITY SECRETARY

Chairman Cothran opened the public hearing at 6:20 pm and directed the Board/City Secretary to read the Notice of Public Hearing (Exhibit A) and asked the applicants to present their requests to the Board.

Chairman Cothran called for those in favor of the rezone request.

1. MARTINEZ REAL ESTATE ENTERPRISE LLC IS REQUESTING TO REZONE 7438 STEPHANIE DRIVE LOT TEN (10) IN BLOCK TWO (2) OF PLAT OF SPENCER VIEW TERRACE FROM COMMUNITY SERVICE (CS) TO SINGLE FAMILY 2 (SF2).

Frank Martinez, 7438 Stephanie, spoke in favor of the rezone request and explained the plans are to build a new home on the vacant lot.

Chairman Cothran called three times for those in opposition of the variance request with none present.

Chairman Cothran called for those in favor of the variance request.

2. TELOS CAPITAL AND VIGAVI REALTY TO IS REQUESTING TO REZONE 5301 RED BLUFF ROAD LOT 1 BLK 1 OF PLAT DEER PARK RV FROM HIGHWAY SERVICE (HS) TO M1 INDUSTRIAL PARKS.

Dustin Gillis representing Vigavi Realty owned by Telos Capital, spoke in favor of the rezone request at 5301 Red Bluff Road Lot 1 Blk 1 of Plat Deer Park RV from Highway Service (HS) to M1 Industrial Parks and explained the intent was to develop an RV park but now there are also plans to develop Class A light industrial facilities. Mr. Gillis

expressed that this would be beneficial to the city because it would bring in more tax revenue along with creating jobs.

Secretary Tippit asked if there was a potential tenant for the warehouse facilities with Mr. Gillis responding that it was speculative at the moment.

Vice Chairman Craft asked about the potential traffic of 18 wheelers on Red Bluff with Mr. Gillis responding that there would most likely be 18 wheeler traffic due to a couple of buildings being built dock high for distribution usage.

Chairman Cothran asked about the traffic and road conditions in the area of Red Bluff where the rezone is being requested with Building Chief Official Greg Melching stating that street is considered Pasadena and not Deer Park and would have to directly involve the City of Pasadena to have any traffic or road studies done.

After much discussion, Chairman Cothran expressed his opinion that Deer Park has “a lot on their plate already with these kinds of buildings and that Deer Park is “starting to feel like it is closed in from every direction”.

RECESS/RECONVENE – Chairman Cothran recessed the meeting at 6:35 p.m. to open and recess the Board of Adjustment regular meeting and reconvened the preliminary public hearing at 6:35 p.m.

Chairman Cothran called three times for those in opposition of the variance request with none present.

HEARING CLOSED – Chairman Cothran closed the public hearing at 6:39 p.m.

ATTEST:

APPROVED:

Angela Smith, TRMC, CMC
City Secretary

Planning & Zoning Commission